



CONNECTICUT ASSOCIATION OF  
**REALTORS<sup>®</sup>** INC.

**Statement on**

**H.B. 5385: Concerning Energy Retrofits and the Disclosure of the  
Energy Efficiency of Certain Buildings...OPPOSE**

Submitted to the Energy and Technology Committee  
Thursday, March 8, 2012

by Joseph Wrinn, SIOR

Good day. My name is Joe Wrinn.

As a member of the Society of Industrial and Office Realtors, I wanted to briefly add my concerns to those expressed by the residential side of our business regarding House Bill 5385: concerning new Energy Efficiency Mandates on Connecticut property owners. My comments also represent the views of the Connecticut Association of Realtors.

Beginning on January 1, 2014, this bill would compel owners of private nonresidential properties of various sizes to disclose Energy Star benchmarking data of the property before being able to lease, sell, or in some instances, finance the transaction. It ALSO requires these private parties to "upload the building's energy consumption data to the Energy Star portfolio manager benchmarking tool" (or comparable system) AND provide the benchmarking ratings to the CT Commissioner of DEEP.

To me, this sounds a lot like a proposed federal program which would make these properties the object of a so-called Asset Rating Program for Commercial Buildings. The US Department of Energy asked for public comments last September. I can assure you that the proposal was met by resistance from various stakeholders in the real estate sector for being (for lack of a better term) half-baked. The vagueness of the actual program's design was criticized by groups including the Building Owners and Managers Association (BOMA), the International Council of Shopping Centers, the National Association of Home Builders, the National Apartment Association, the Realtors, and others. To the best of our knowledge, this DOE proposal has not moved forward. This Connecticut proposal sounds like more of the same.

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